



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		GREENRIDGE LN, LINCOLN

OWNERSHIP

Owner 1:	GREENRIDGE CONDO
Owner 2:	
Owner 3:	
Street 1:	12 DAMONMILL SQUARE
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ:
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	GREENRIDGE CONDO -
Owner 2:	-
Street 1:	
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 6.41 ACRES of land mainly classified as CONDO CONDO

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
998	CONDO		80000		SQUARE FE	PRIME SITE		0	9.5	1.000	R3									760,000						760,000	
998	CONDO		4.57346		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									137,204						137,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
998			6.410	897,200	897,200	MASTER CONDO RECORD
Total Card			6.410	897,200	897,200	Entered Lot Size
Total Parcel			6.410	897,200	897,200	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A
					Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	998	FV		0	6.41	837,200	837,200	837,200	Year end	11/3/2022
2022	998	FV		0	6.41	770,000	770,000	770,000	Year End Roll	10/19/2021
2021	998	FV		0	6.41	697,200	697,200	697,200	Year End Roll	10/15/2020
2020	998	FV		0	6.41	697,200	697,200	697,200	Year End Roll	9/26/2019
2019	998	FV		0	6.41	679,600	679,600	679,600	Create Final value 2019	6/4/2019
2018	998	FV		0	6.41	679,600	679,600	679,600	Year End Roll	9/28/2017
2017	998	FV		0	6.41	649,200	649,200	649,200	Year End Roll	9/29/2016
2016	998	FV		0	6.41	634,000	634,000	634,000	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GREENRIDGE COND	605560		1/5/1981			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/15/2013	5476	ROOF	10,275	C				strip & reshingle
7/15/2013	5475	ROOF	10,275	C				strip and reshingl

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	6.41001	Total SF/SM:	279220.03	Parcel LUC:	998 CONDO	Prime NB Desc	RES CAT 3	Total:	897,204	SpI Credit		Total:	897,200
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